DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0958
Sandpits, Windmill Lane, Henfield, West Sussex, BN5 9UW

DESCRIPTION:
Removal of existing swimming pool outbuilding. Erection of a two storey extension to the East elevations, installation of balcony to the first floor south elevation, and PV Solar panels to the roof of the south elevation.

RELEVANT PLANNING HISTORY:

DC/20/2464	Removal of existing swimming pool outbuilding and replacement of existing domestic garage with a detached garage, home office and gym ancillary to the main dwelling. Erection of a single storey extension to east elevation.	Application Permitted on 10.05.2021
DC/23/1894	Installation of replacement entrance gates with return walls	Application Permitted on 28.12.2023

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Henfield Neighbourhood Plan 2017-2031
Policy 12: Design Standards for New Development

Henfield Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural

England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Archaeology: No objection

Parish Comments:
No objection

Representations:
1 letter of representation received raising an objection to the application for the following reasons:

- Works have been underway at the site for many months, often at weekends before 8am, resulting in noise and disturbance.
- The proposal is an overdevelopment and will be visible as the tree screening is not consistent.
- Loss of privacy.

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should also be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

While noted that the proposal would be a relatively large addition it is considered that given the plot size, the variation in the size and design or properties within the locality and the mature boundary screening the proposal is considered acceptable, with the presence of a large dwelling set within spacious grounds not visually harmful in this instance. The proposal would appear as a coherent and

sympathetic addition and would have a limited impact on the surrounding countryside on the edge of Henfield.

The proposal is therefore considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that due to the separation distances involved in relation to the neighbouring properties that the proposal would not result in any unacceptable harm to neighbouring amenity, and that normal domestic use of the dwelling would not be expected to create significant or harmful levels of noise or light disturbance for adjoining occupants.

It is considered the nature and scale of the development would not be of a magnitude which would lead to sustained loss of amenity as a result of construction activities at the site. It is not therefore considered that any conditions in this regard are necessary. A note to applicant is though recommended to advise of appropriate working hours at the site, and any future complaints could potentially be investigated through separate Environmental Health legislation.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that works for the implementation of the development hereby approved should only take place between the hours of 08:00 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13:00 hours on Saturdays, and not at any time on Sundays, Bank or public Holidays.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0958
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	25.06.2024
Site plan		24/5/1	20.06.2024
Floor plan	Ground, as existing	24/5/2	20.06.2024
Floor plan	First, as existing	24/5/3	20.06.2024
Elevation plan	North and East, as existing	24/5/4	20.06.2024
Elevation plan	South, Roof (Dwelling) and Roof (Outbuilding), as existing	24/5/5	20.06.2024
Floor plan	Ground, as proposed	24/5/6	20.06.2024
Floor plan	First, as proposed	24/5/7 REV A	07.08.2024
Elevation plan	North and East, as proposed	24/5/8	20.06.2024
Elevation plan	South and West, and Roof, as proposed	24/5/9	20.06.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 14.08.2024

Authorising Officer sign/initial Guy Everest Date: 22.08.2024